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TRANSFER
TAX
PAID

WARRANTY DEED
Statutory Short Form

009811

I, **ELIZABETH M. CLIFFORD** of Waterville, County of Kennebec, State of Maine, for consideration paid, grant and convey to **CARMEN J. RUSSO** of Rome, County of Kennebec, State of Maine, whose mailing address is 93 Watson Pond Road, Rome, Maine 04963, with Warranty Covenants, the real estate described as follows:

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Two certain lots or parcels of land, together with the buildings and improvements located thereon, situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Parcel One

Beginning at a point in the easterly line of Drummond Avenue, said point being thirty-five (35) feet northerly of the northwesterly corner of land of one Albert L. McKay; thence northerly in the easterly line of said Drummond Avenue, seventy (70) feet, more or less, to an iron pin; thence easterly at right angles and parallel with the northerly line of land of said McKay, one hundred (100) feet; thence southerly, in a line parallel with said easterly line of Drummond Avenue, seventy (70) feet, more or less, to a point thirty-five (35) feet northerly of the northeast corner of land of said McKay; thence westerly in a line parallel with the northerly line of said McKay, one hundred (100) feet, to the point of beginning.

Subject to the restriction that no building is to be built within fifteen (15) feet of a street line.

Parcel Two

Beginning at an iron pin situate in the easterly line of Drummond Avenue, so-called, said iron pin being the southwesterly corner of Parcel One herein; thence in a general southerly direction, along the easterly line of said Drummond Avenue, thirty-five (35) feet to land formerly of one Albert McKay et al, now or formerly of one P. L. Hall; thence at right angles from said Drummond Avenue, and in a general easterly direction along the northerly line of land of the said McKay-Hall land, a distance of one hundred (100) feet; thence at right angles from the previous line (McKay-Hall line), and parallel with the said easterly line of said Drummond Avenue, in a general northerly direction, a distance of thirty-five (35) feet to an iron pin situate at the southeasterly corner of land of Parcel One herein; thence in a general westerly direction, and along the southerly line of said Parcel One, a distance of one hundred (100) feet, to the iron pin at the point of beginning.

Meaning and intending to convey the northerly half of Lot 11 of a Plan of Lot Development East of Drummond Avenue, Waterville, Maine owned by George Mitchell, dated July 9, 1964, by Carl M. Crane, Reg. C.E., which revised a Plan of Donat Lefebvre's Development, 1955.

Also conveying herewith a 1967 12" X 56' Ritzcraft Mobile Home, Serial Number 107840, with additions, located on the above described premises.

Being the same premises conveyed to Elizabeth M. Clifford by Warranty Deed from Roland M. Hoar and Helen M. Hoar recorded in the Kennebec County Registry of Deeds in Book 5361, Page 198.

WITNESS my hand and seal this 28th day of March, 2003.

Signed, Sealed and Delivered
in the presence of:

William P. Dubord

Elizabeth M. Clifford
Elizabeth M. Clifford

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STATE OF MAINE
COUNTY OF KENNEBEC

Dated: March 28, 2003

Then personally appeared the above named Elizabeth M. Clifford and
acknowledged the foregoing instrument to be her free act and deed.

Before me,

William P. Dubord

Notary Public

Print

Name: _____

WILLIAM P. DUBORD

Attorney At Law

Notary Public

My Commission Expires 6/26/2008



RECEIVED KENNEBEC SS.

2003 MAR 31 AM 9:00

ATTEST: Carol Ann Heston
REGISTER OF DEEDS